

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit #1915

DATE: May 21, 2001

PROPOSAL: Steven L. Oldham on behalf of the Corporation of the Presiding Bishop, of the Church of Jesus Christ of Latter Day Saints has applied to construct a 40' steeple on the Church of Jesus Christ of Latter Day Saints located at 3000 Old Cheney Road.

GENERAL INFORMATION:

APPLICANT: Steven L. Oldham
1030 "Q" Street
Lincoln, NE 68508

CONTACT: Same

PROPERTY OWNER: Corporation of the Presiding Bishop, of the Church of Jesus Christ of Latter Day Saints
50 East North Temple Street
Salt Lake City, UT 84150

LOCATION: 3000 Old Cheney Road generally located in the SW 1/4 of Section 7 T9N R7E.

LEGAL DESCRIPTION: South 300 ft. of Block 6, lots 1-4, and part of Outlot "A", Briarhurst West Addition

SIZE: 3.8 Acres

EXISTING ZONING: R-1, Residential

EXISTING LAND USE: Church

SURROUNDING LAND USE AND ZONING: R-1, Residential to the north, south and east. R-3, Residential to the west.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan specifies this area as urban residential.

HISTORY:

During the **1979** Zoning Update this area was converted from A-1 Single Family Dwelling District to R-1 Residential.

On **March 13, 1973** the City Council approved Special Permit #643 for the Briarhurst West CUP, which allowed 964 dwelling units located at 40th Street and Old Cheney Road. On February 14, 1977 the City Council expanded Special Permit #643 to include the northeast corner of 27th Street and Old Cheney Road.

On **May 9, 1983**, the City Council approved Special Permit #1022 and Change of Zone #2023 from R-1 to R-3 for the Old Cheney Place CUP, which allowed 360 dwelling units on the northeast corner of 27th Street and Old Cheney Road.

In **1984**, the City Council approved Special Permit #1071 for the construction of a church tower in excess of the 35 Ft. height limitation in the R-1 district, for this church.

SPECIFIC INFORMATION:

TRAFFIC ANALYSIS: The Comprehensive Plan classified Old Cheney Road as an Urban/Rural Minor Arterial and 32nd Street as a local road.

PUBLIC SERVICE: The nearest fire station is located at approximately 27th and Old Cheney Road.

ANALYSIS:

1. The proposed church steeple exceeds the maximum allowable height (35') in the R-1 district. Therefore, a special permit is required in accordance with Section 27.63.220 of the Lincoln Zoning Ordinance. The proposed steeple will be located on the church building. The Church building to the top of the ridge where the steeple would be placed is 31' 4". The height of the steeple is 40'. Its height as mounted on the building would be approximately 71' 4" above the finish grade which is 36' 4" higher than the maximum height permitted in the R-1 residential district. The steeple would replace the 50' 10" ground mounted tower which would be torn down.
2. The Public Works and utilities Department has no objection to this request.

STAFF CONCLUSION:

1. The construction of the steeple associated with the church use will have no negative impacts on the surrounding neighborhood.

STAFF RECOMMENDATION:

Approval

CONDITIONS:

1. Before receiving building permits:
 - 1.1 The permittee shall have submitted a revised final plan including 5 copies showing the following revisions and the plans are acceptable:
 - 1.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

2. The following conditions are applicable to all requests:
 - 2.1 All development and construction shall be completed in compliance with the approved plans.
 - 2.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 2.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 2.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
3. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Becky Horner
Planner
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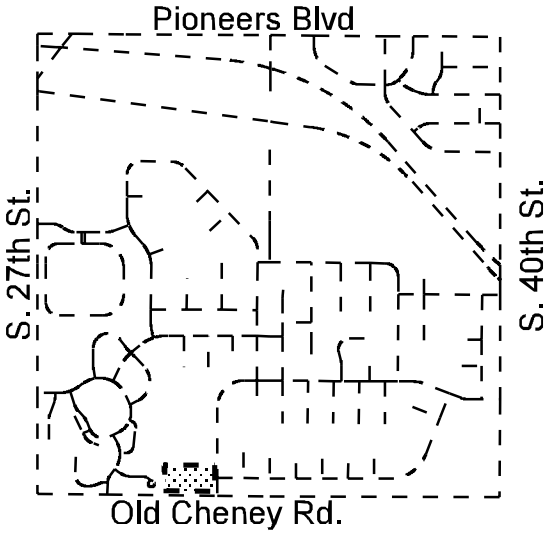
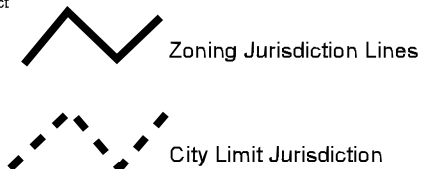


Special Permit #1915
31st & Old Cheney Rd.

Zoning:

- | | |
|------------|----------------------------------------|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 7 T9N R7E





Area of Application

Drawbridge Ct

Old Cheney Rd.

Londonshire Ct.

S. 30th St.

S. 31st St.

Shelly St

**Special Permit #1915
31st & Old Cheney Rd.**



Sheet _____ of _____

Date: _____

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

PLANNING DEPT. _____ SPECIAL PERMIT NO. 1915
ADDRESS OR LOCATION _____
RECEIPT NO. _____ FEE \$ 585-

APPLICATION FOR A SPECIAL PERMIT

HONORABLE CITY COUNCIL
City of Lincoln, Nebraska

Lincoln, Nebraska May 1, 2001

Under the provisions of Chapter 27.63 of the Lincoln Municipal Code, the undersigned hereby applies for a Special Permit to: (indicate proposed use or development)

Install a roof-mounted steeple.

on the property described as Lot S. 300' Block 6

Addition Briarhurst West 4th Addition

Proposed development of the property is shown on plans attached hereto. Type and character of the proposed use is as follows:

To remove the existing ground-mounted spire and install the roof-mounted steeple.

Petitioner Steven L. Oldham, Facilities Manager
(Please Print)

Petitioner's Signature _____ Telephone No. 402-438-4705

Petitioner's Address 1030 "Q" Street - Lincoln, NE 68508

Contact Person Steven L. Oldham

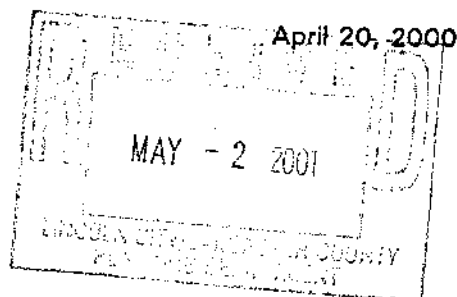
Contact Person's Address 1030 "Q" Street - Lincoln, NE 68508

* NOTE: Please designate one individual. All information and questions will be directed to this person.

RECORD OWNER & ADDRESS Corporation of the Presiding Bishop
The Church of Jesus Christ of Latter-day Saints
50 East North Temple Street - Salt Lake City, UT 84150

Dates of Planning Commission Hearing May 30, 2001

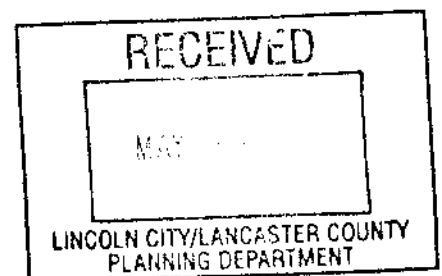
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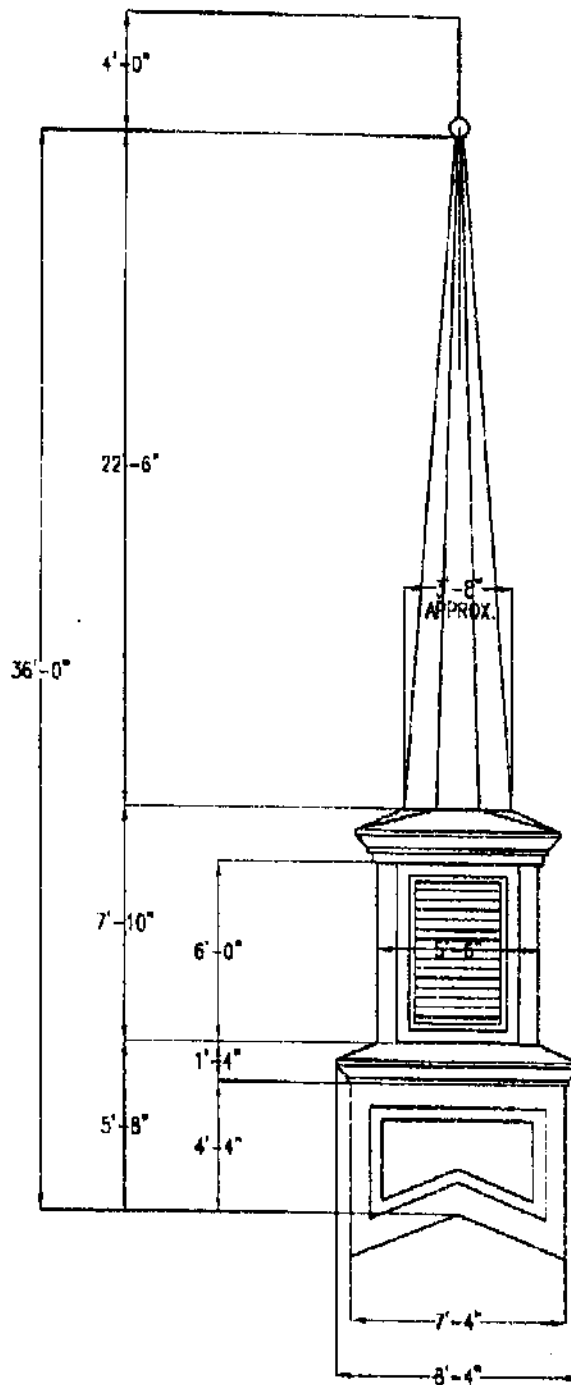


Memorandum

To: Ray Hill, Planning Department - *BECKY*
From: Gary Lacy, Public Works and Utilities *GLL*
Subject: Special Permit #1915, Church of Jesus Christ of Latter-Day Saints Steeple
Date: May 7th, 2001
cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Special Permit #1915, installation of a roof mounted steeple. Public Works has no objections to this request.





Wiedemann Church Products
P.O. Box 677, Muscatine, IA 52761
Phone: 1-800-553-9664

Dwg #:	PRO #:	Date:
CUSTOM SPIRE C CHURCH OF LATTER DAY SAINTS		



Steeple A in white



EXISTING TOWER



Steeple A in almond, with bronze shutters



EXISTING TOWER



Steeple C in almond, with bronze shutters



EXISTING TOWER



Steeple B in almond, with bronze shutters and spire